

**BOARD OF SELECTMEN**

**AUGUST 14, 2018**

**MEMORIAL BUILDING**

**4:00 P.M.**

*The following are to be considered draft minutes until approved by the Board.*

The meeting began at 4:00 p.m. in the lower level of the Town Office. The Pledge of Allegiance was not done in the absence of a flag.

Selectmen present: Tamara Butcher, Chairman; Dick Hendl, and George McCusker.

Others present: Leigh Callaway, Angela MacCreighton, Jim Bednar and Whit Smith.

Leigh Callaway requested acceptance of \$650.00 dollars to the 250<sup>th</sup> Celebration Committee. The \$650.00 includes a check from Mascoma Savings Bank in the amount of \$250.00 that was endorsed to the Town of Springfield, instead of the 250<sup>th</sup> Celebration, but the memo refers to “give Springfield a lift”, so the donation appears to be meant for the 250<sup>th</sup>. All were in agreement. Dick moved to accept the \$650.00 charitable donation, including the \$250.00 contribution. The motion was seconded by George and unanimously approved.

Angela MacCreighton presented a letter she drafted to the State Charitable Trust Unit requesting the dormant funds of the former Howard Memorial Church be turned over to the town, as per her discussion with the Selectboard at their last meeting. The draft was reviewed, approved, and signed. Angela noted it would take about a month for the process to be complete. The Board thanked Leigh and Angela for their time.

Skip Lyon and David Hatfield, members of the Baptist Pond Lake Association with residences on Stoney Brook Road, met with the Board to discuss issues with the speed of traffic on the road. Skip reported the speed of travel is increasingly more dangerous. The houses along the pond are very close to the road, and there are many people who walk and bike along the road. Mr. Hatfield felt that there are times when some cars travel close to 60 mph and witnessed recently two cars tailgating one another going at a high rate of speed. The residents are concerned of speeding vehicles injuring someone or crashing into a house. Commuting times, and Sunday morning drop-off days for Camp Coniston appear to be the worst times. Skip has spoken to the camp, and they are being proactive addressing the issue when parents leave their kids off so it appears to be better on Saturday pick up times. Skip also spoke with Chief Tim Julian, and he knows Tim has been out patrolling. Dick reported Tim has patrolled on Stoney Brook Road several times at different locations and different times of day. He has not witnessed anyone speeding at the level of 60 mph. If the residents have more specific information that would assist, Tim is willing to speak to people. It is not always possible to be in the right place at the right time. Mr. Lyon stated New London recently purchased three portable LCD flashing speed limit signs and Newbury has had good success with theirs. He has researched the cost and found them to be between \$2500 and \$3500. Mr. Lyon felt it was possible that the BPLA and the Camp might do a fund drive to help with the purchase of the signs. George noted in the past, there have been good results when Tim and Mike have “stepped up” patrols. Dick noted they

will address the speed limit signs, and speed issue with Chief Tim. In the meantime, if the residents are able to provide more documentation, that would be helpful.

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Tuesday, August 14, 2018.

Here is a summary of permit applications and Zoning Coordinator activity.

Application for Permit – Acted Upon, Approved:

1. Mike Tully, 2701 George Hill Road. The bear tore down Mr. Tully's chicken coop; the chicken's survived and are living in the basement. Mr. Tully needed to rebuild immediately, if not sooner... Zoning Permit required because Mr. Tully is changing the location of the chicken coop and the new one will be a different size. No wetlands issue; No setback issues; structure is less than 35' tall. APPROVED by Zoning Coordinator pursuant to delegation of authority.

2. Cynthia Wentworth and Seven Albrecht, 2249 George Hill Road; application to construct residence on the parcel. This is new construction; there is no residence currently on the parcel. Zoning Coordinator has visited the site and discussed the plan with the building contractor. There are no setback or wetlands issues. The structure will be less than 35' high. The building plans are on file with the town office. There is an approved septic design. All is in order. APPROVED by Zoning Coordinator pursuant to delegation of authority.

3. Natural Dharma Fellowship, 253 Philbrick Hill Road, aka Wonderwell Mountain Refuge, through their agent, Michael Bruss, filed application for zoning permit to build a two-story addition on the back of the existing structure. The addition will include a kitchen and staff living space. The addition is depicted on the site plan, which was approved by the town Planning Board. Zoning Coordinator has reviewed and discussed the proposed addition with both the Property Manager and the Project Engineer/Agent. Septic System approved for this additional living space. No wetlands issue; No setback issues; structure is less than 35' tall. APPROVED by Zoning Coordinator pursuant to delegation of authority.

4. Mr./Mrs. Bleier, 415 Hogg Hill Rd, would like to expand the deck on the back of their house and put a roof over part of it. Zoning Coordinator has been out to the site and has reviewed the plans. There are no setback issues and no wetlands issue. The structure will be less than 35' high. APPROVED by Zoning Coordinator pursuant to delegation of authority.

Application for Permit PENDING:

Lynette Johnson, 147 Georges Mills Road, wants to build a garage next to her driveway (Actually she is going to have LaValley Building & Supply build the structure.) Problems is, according to the Wetlands map, there is a stream with a 100' buffer running behind her house. Together, Property Owner and Zoning Coordinator located an area outside of the 100' buffer and confirmed that the location does not violate any setback requirements. Accordingly, Ms. Johnson

has filed an application for a zoning permit. There are no setback issues and NO wetlands issues. The structure will be less than 35' high.

Other Matters.

A. Mullins – meeting on Woodcrest to review plans to build pursuant to ZBA grant of Special Exception. Postponed pending completion of plans. Mr. Mullins will reschedule. He has been advised regarding “Notice of Limits” w/r/t building on Private Road, Shoreland protection permit and the need for approved septic design prior to issuance of Zoning Permit.

B. Visit Christine Austin at 140 Woodcrest. Zoning Coordinator met with Ms. Austin at her request to review her plans to install stairway between ground level and first floor of her residence.

C. Downs – Inquiry regarding construction of a back porch vestibule behind house. This will include a concrete pad, steps, a roof and side walls. Zoning Permit is required for this addition to an existing structure.

D. Gatti – Inquiry regarding enclosing part of entry porch to create a “mud room.” No addition being constructed. Simply “walling in” a portion of existing structure. No Zoning Permit required unless structure is expanded beyond existing footprint.

<< RWS 08/13/2018 >

Whit reported he has not been contacted by Mr. Mullins again. He has informed Mr. Mullins of the specific time limits of the Special Exception that was granted for the property. The Special Exception does transfer and go with the property, as long as his proposal fits with the relief that was granted. The Special Exception was granted for a one or two bedroom home.

Whit has met with Lynnette Johnson regarding her garage. There are no issues and he has the permit available for the Board to sign at this meeting.

He met with Mr. Downes at 1827 Main Street. Mr. Downes was asking for a 4' x 4' enclosed back porch vestibule to keep the snow away from the back door. Whit suggested requesting 6' x 6' due to footprint and roof overhang areas. There are no compliance issues, and he has the permit available for the Board to sign at this meeting.

Whit reported he met with Christine Austin at 140 Woodcrest and took interior measurements of the basement level. There is 650' of interior living space. He believes the space could qualify as an Additional Dwelling Unit, but there is no access between the two floors so, right now the basement appears to be a studio apartment. The downstairs is rented by a friend. The home currently has two bedrooms and a study with a bed in it. Ms. Austin is prepared to put a spiral staircase to connect the two floors which would make the home all one unit. A spiral staircase would allow for access between the two floors, but then the space would not comply with an ADU as there would be no ability to keep the two units locked and separated. Right now the house appears to be a duplex and is not in compliance with the Zoning Ordinance. Whit stated

his goal is to get issues resolved, and will assist Ms. Austin with applications with the Planning Board for Conditional Use if appropriate. He recommended she review the situation with her attorney and proceed accordingly.

Whit noted Christine Austin brought up the subject of the Concerned Vocal Citizen, and the documentation she has. Whit informed her as per the Board of Selectmen and Legal Counsel, he is not involved with the matter.

Dick noted his concern the State of NH Septic Requirements cannot be met with the classification of a duplex or ADU at that property.

Dick noted the recent approval at the NH Legislature regarding language for tents. He discussed with Whit. Whit agreed the current Zoning definition is too general. The Planning Board is aware this is an area that needs amending.

Minutes of July 23, 2018: Motion by Dick to accept the minutes as written, seconded by George and unanimously approved.

Firewood at highway garage: Dick noted, now that the permit for site work at the highway garage has been approved by the DES, he recommends the Board pursue obtaining bids for the firewood at the site, with no minimum bid requirement. The successful bidder must have a Certificate of Insurance. George noted concern that requiring insurance may prevent someone from applying. The Board agreed not requiring insurance leaves the town at risk. Dick moved to proceed with advertising the firewood for sale, no minimum bid. Bids are due September 10<sup>th</sup>, the wood must be removed by October 8<sup>th</sup>, and the successful bidder must provide Certificate of Insurance Coverage. Tamara seconded and the motion passed.

Dick reported he called another roofer, Randy Hudson, as he had not heard back from Capitol. Mr. Hudson came to look at the projects and seemed interested, and was going to come back on Monday, but he has not seen him or heard from him since. He did get an e-mail from Bruce, but has not gotten any estimates. This project needs to be done to satisfy the finding of the State Labor Inspection.

Pete, Tim Hayes, and Dick had a look at the Skate Park structure and Dick took pictures which he sent to Frank Sparrow. He has not heard back from Frank. Dick reported the structural integrity is ok. The side panels are not pressure treated and they have rotted. Pete and Tim indicated they can replace the panels. George stated that he feels Pete is capable of rebuilding what needs to be done.

Tax Deeding Letters: The Tax Collector has not sent out the tax deeding warning letters yet. Tamara reported she is working on a spreadsheet for suggested monthly payment arrangements for anyone who owes taxes up to 2016 in jeopardy of having their property taken by tax collector's deed. She will share with the Board when she is done. The Board agreed it is not fair to those who are paying their bills, and meetings will be set up with those owners. Appointment

dates and times will be decided at the next meeting. A copy of a Divorce Decree was reviewed relative to ownership responsibilities on a property with past-due taxes.

Dick reported a request to use the Library was received from Representative, Linda Tanner. Ms. Tanner was instrumental in getting a Certificate of Commendation from Governor Sununu for Vera Rivard, the young lady who recently swam a 25 mile competition at Lake Memphremagog. Ms. Tanner noted she had invited Lee Oxenham and Brian Sullivan to the presentation, which she planned for August 30<sup>th</sup>. After discussion, the Board agreed they were not in favor as this seemed too much like a political gathering being held this close to the primary elections, and without other party candidates being included. The Board was also concerned the date and time interfered with the third day of school. They noted, in the past, the Board was chastised when a political candidate attended a board meeting, without the other side being notified. The application was denied.

Tim Julian stopped by the meeting about 5:15 p.m. The Board discussed with him the visit from Mr. Lyon and Hatfield and their concerns. Tim reported that he has been on patrol at different locations on Stoney Brook Road several times. He has stopped any car that was speeding. He does not do Sunday patrols, as the PD schedule is set up based on computer data of the most frequent call times. He will talk to other towns about their experience with the LCD signs.

#### Department Updates:

George reported he attended the ULVSRPC meeting which mostly talked about the transfer of Mt. Sunapee to Vail Ski Area.

The Cemetery received a favorable response back from the abutting property owner regarding taking down some large trees in jeopardy of falling into the upper Pleasantview Cemetery and breaking stones. The Cemetery looks good. The grass has been growing fast.

The Conservation Commission have talked about the perched beach idea. They are planning to do more research and form an opinion.

George noted that Peter and Tim have been doing a great job with metal and fabrication work on the trucks at the highway garage. Peter recently replaced a belt chain on the sander.

The Board, having reviewed the updated Hazard Mitigation Plan, approved acceptance of the plan. Chair, Tamara Butcher signed the document.

Signatures:

Approval of the Representation Letter to the auditors, Vachon & Clukay

Two Intent to Cut Timber forms were signed for Lyman on Messer Hill Road

Application for use of the Protectworth Room on August 25<sup>th</sup> by KOLELEMOOK Lake Protective Association was approved and signed.

The meeting adjourned at 6:00 p.m.

Submitted by,

Janet Roberts,  
Administrative Assistant